

50-2-19✓

WARRANTY DEED

43-127

43-126-1 then

43-126-45

KNOW ALL MEN BY THESE PRESENTS, That I, LORRAINE J. DIVERSI, of Waterville, in the County of Kennebec and State of Maine, for consideration paid, grant to AVERILL APTS., INC., a Maine corporation, having a principal place of business at Waterville, in the County of Kennebec and State of Maine, with Warranty Covenants, the following described real estate, to wit:

003173

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

NO TRANSFER
TAX PAID

Being a portion of "City of Waterville School Lot" on the plan of Rosemar Park as amended, made for L. N. Violette Company, Inc., April 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the Late Louis N. Violette by Lois E. Mann, et al by deed of December 11, 1949, recorded in said Registry in Book 865, Page 131, said school lot being more particularly bounded and described as follows:

Beginning at a stone bound on the northerly line of Matthew's Avenue according to said plan, which stone bound is approximately nineteen hundred and thirty-five (1,935) feet on Matthew's Avenue from the easterly line of the First Rangeway; thence northeasterly at right angles to Matthew's Avenue along the westerly line of Fairview Street, four hundred and twenty-five hundredths (400.25) feet to a stone bound in the northwesterly corner of Lot 162 on said Plan; thence westerly in a straight line, six hundred and twenty-five (625) feet to a point; thence southwesterly in a straight line at right angles to Matthew's Avenue, three hundred and ninety-nine and fifteen hundredths (399.15) feet to a point on the northerly line of Matthew's Avenue; thence along the northerly line of Matthew's Avenue, six hundred and twenty-five (625) feet to the point of beginning.

This conveyance is made upon the following express conditions and subject to the following restrictions:

1. That the premises shall be used for residential purposes only and in conformity with the scheme of development of the surrounding neighborhood. Residential condominiums shall be considered to be in conformity with the existing scheme of development of the surrounding neighborhood.
2. That no commercial business or industrial activity be conducted upon the premises. The premises shall be used for residential purposes only.

Being all and the same premises conveyed to the Grantor herein by Warranty Deed of Matthew's Ave. Corp., dated December 9, 1987 and recorded in Kennebec County Registry of Deeds in Vol. 3279, Page 95.

The Grantee hereby assumes and agrees to pay all obligations of record or liens of record against the property included but not limited to mortgages to the Abington Savings Bank and any valid attachments recorded.

WITNESS my hand and seal this 22nd day of January, 1988.

IN THE PRESENCE OF

Dorothy G. Wall

Lorraine J. Diversi
Lorraine J. Diversi

43-127
or
43-126-1 then
43-126-45

STATE OF MAINE

Somerset, ss.

Jan. 22nd, 1988

Personally appeared the above named Lorraine J. Diversi and acknowledged the above instrument to be her free act and deed.

Before me,



Dorothy G. Wall
(also print name)

DOROTHY G. WALL
Notary Public
MY COMMISSION EXPIRES
SEPTEMBER 18, 1991

RECEIVED KENNEBEC SS.
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